Select Homes

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IF IT'S FOR BUILDING — WE HAVE IT

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'Mid pleasures and palaces though we may roam,
Be it ever so humble, there's no place like home;
A charm from the skies seems to hallow us there,
Which sought through the world is ne'er met with elsewhere.

An exile from home splendour dazzles in vain,
Oh give me my lowly thatched cottage again;
The birds singing gayly, that came at my call,
Give me them,-and that peace of mind dearer than all.

—JOHN HOWARD PAYNE

Let's Build Our Home!

MANY people have had at some time the vision of a "dream home" in their minds but some of them have never taken any definite steps to **make the dream come true.**

There may be various reasons for this but often it is just because they imagine that **the building of a home** of their own is a complicated undertaking while, in reality, it **is one of the simplest things imaginable.**

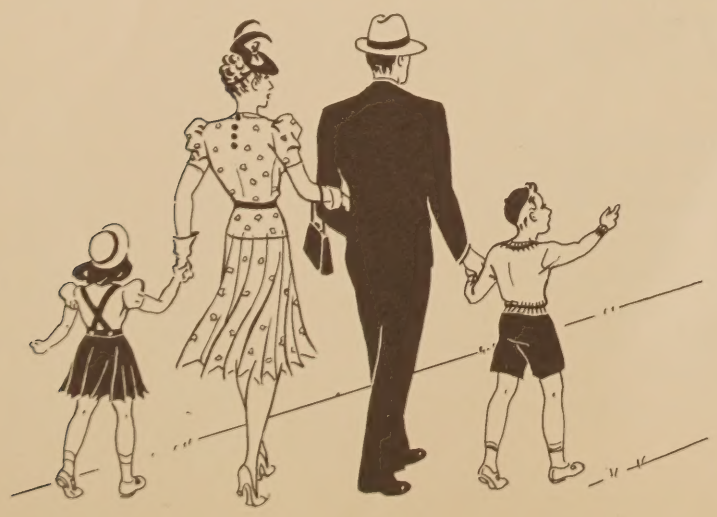
Building a home of your own is **a great adventure.** You sacrifice nothing but gain much. Instead of accumulating worthless rent receipts you are making a safe and **sound investment** in greater security, happiness, health, comfort and convenience for every member of your family. You really **"live"** when you own your own home.

The home owners are the solid citizens of their community. They **enjoy a better credit rating** in the business world and a higher standing in the social world.

They are not "transients" — they belong to their community and are an important and honored part of it.

At no time in the history of our country has the building of a home been so easy to accomplish. Just stop and think that what you now pay out in rent will **buy your own home.**

If you already own a lot it will probably cover your down payment. No matter what the conditions are in your individual case — **if you can pay rent you can own your own home.**



A family man has certain obligations to his family that every right-minded man wants to meet and will strive to fulfill.

Turn these few simple questions over in your mind and see if the answer isn't "YES."

COMFORTABLE SURROUNDINGS—You want your family to live in comfortable, convenient and attractive surroundings.

COMMUNITY LIFE—You want them to feel that they are a permanent part of their community.

FRIENDLY NEIGHBORS — That their friends and neighbors are more than mere casual acquaintances.

SCHOOL AND CHURCH — That they really "belong" and are a part of a certain school, church, social or other group.

UNRESTRICTED — That in their "own home" they are free from the many restrictions that too often hamper the renter.

SAFETY—There is your own yard in which the children can play safely and undisturbed.

GARDEN—There is a garden where fragrant flowers or really fresh vegetables can be so easily grown with the attendent pleasure and healthful exercise of caring for them.

GARAGE AND PETS—Plenty of room for the pet dog or cat. And, a real garage for the family car.

MODERN CONVENIENCES — A modern and conveniently arranged kitchen where your wife will find it a real pleasure to prepare tasty and nourishing meals.

REGULATED TEMPERATURE—Light and easily ventilated and heated rooms that insure the utmost in comfortable and convenient living. An ideal atmosphere in which to entertain your friends. Complete relaxation, when desired, and restful, invigorating sleep at night.

PRIDE OF OWNERSHIP—There is that "pride of possession" in owning your own home that can be had in no other way.

THRIFT — A real incentive to be thrifty and prosperous.

INDEPENDENCE—A feeling of actual security and independence that only a home owner knows.

There are dozens and dozens of other good reasons that you can think of that will prove to you conclusively that the "renter" is not getting the joys of real living that are so vital a part in the life of a home owner.

Why Wait Any Longer?

Decide to build your own home NOW!

for the sake of your family and yourself

Home Financing

no longer a problem

THE first step in building or buying a home is to decide how much you can afford to invest. Generally speaking, your income should be at least four or five times the monthly loan payment. Stated another way, your total home investment should not be more than twice to two-and-one-half times your annual income.

The next step is to decide on the type of home best suited to your family needs — number of rooms, location, etc., and whether space for future rooms should be provided. Not only your present requirements but your future requirements as well should be considered.

Home ownership may be a safe and satisfactory investment, or it may be a hazardous experiment. Only families with ample means can afford to experiment — for the purchase of a home is usually the largest financial transaction ever attempted by the average family.

Few persons have all the special technical knowledge necessary to complete the transaction. It takes an expert to recognize the difference between a well-built house and one of shoddy construction. Judging the stability of the neighborhood is also a technical problem — and over-optimistic appraisers often make speculative valuations.

All of these facts suggest that the average person who invests in a home should proceed with the greatest care. He should make certain of proper guidance and protection. Otherwise, he may invest in a house which is too heavy a financial burden, or otherwise unsound as a long-term investment.

THE FHA PLAN

Few families can afford to pay cash for a new home. Some sort of financing is necessary, and the "terms" on which money is loaned have a great deal to do with the security of the home investment.

When a home is financed on the FHA Plan, all reasonable safeguards are taken to protect the investment. The FHA "checks up" on good design, sound construction and desirable neighborhood.

The prospective owner is protected from building or buying a home that is beyond his means. Trained Government inspectors go over the plans carefully to see that they conform to basic standards of good design. When a new home is being built, several inspections are made during the course of construction to see that specifications are met.

The neighborhood, too, is looked into carefully. Its zoning laws and lot restrictions are investigated, and so are utilities, transportation, nearness to schools, shopping centers, churches, and playgrounds. Consideration is given to all these and other factors that have an important bearing on community life and family comfort.

These loans are *not* made from Government funds. They are made by private lenders: Local banks, savings, building and loan associations, mortgage companies, insurance companies, finance companies, and other financial houses approved by the Federal Housing Administration.

WE ASSIST YOU

It is very apparent that the time to build is now. Come in and talk it over at your convenience. Our very complete Architectural Service — designs — plans — financing council — and the very best of material and workmanship is at your disposal. We await your wishes!

DIMENSIONS

Size of main building..Plan-1
26'0" x 22'0"
Size of main building..Plan-2
28'0" x 24'0"
Ceiling height first floor
.....8'0"
Ceiling height second floor
.....8'0"
Height of basement.....7'0"

Cubage Plan-1

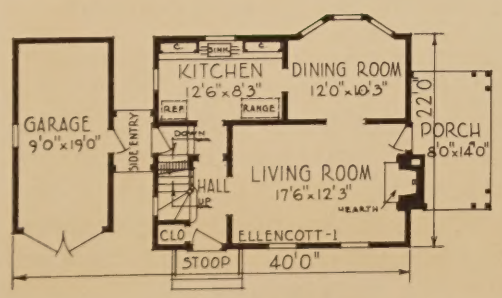
House	15,730 Cu.Ft.
Garage	2,100 Cu.Ft.
Porch	560 Cu.Ft.
Total	18,390 Cu.Ft.

Cubage Plan-2

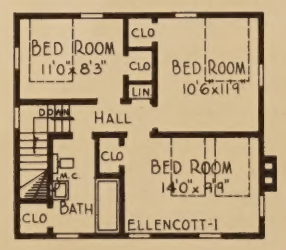
House	19,260 Cu.Ft.
Garage	2,100 Cu.Ft.
Porch	560 Cu.Ft.
Total	21,920 Cu.Ft.

THE ELLENCOTT

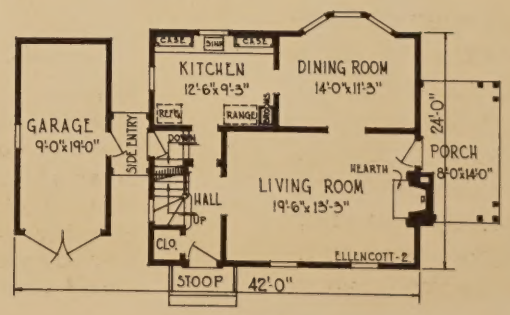
The Colonial style of architecture is more closely associated with American history and traditions than any other type.



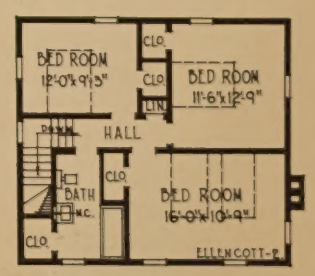
First Floor PLAN-1



Second Floor



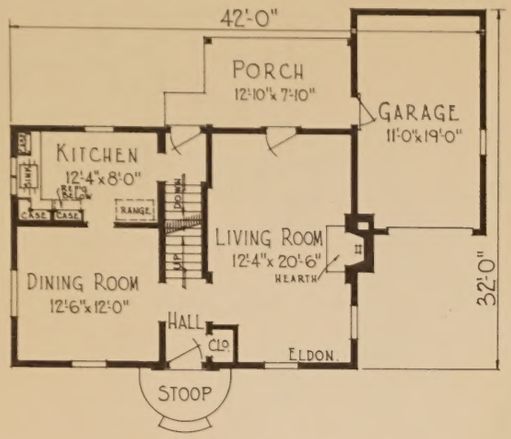
First Floor PLAN-2



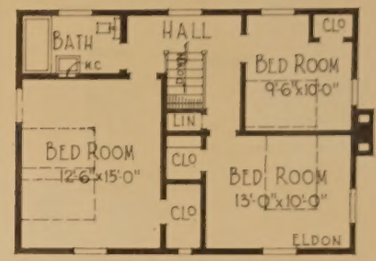
Second Floor

THE ELDON

Six well planned rooms, an attached garage and a rear garden porch combined with the handsome Colonial exterior complete this desirable home.



First Floor

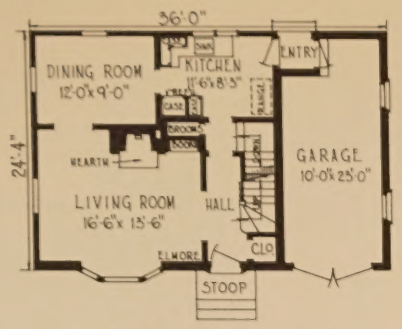


Second Floor

DIMENSIONS

Size of main bldg.
30'6"x 21'6"
Ceiling height
first floor.....8'0"
Ceiling height
second floor...7'6"
Height of basement
.....7'0"

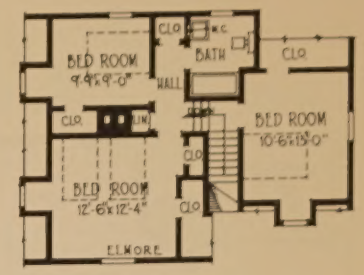
Cubage
21300
Cu. Ft.



First Floor

THE ELMORE

This home has much to offer those who desire comfort and convenience. Rooms are well-arranged and of commodious size.



second Floor

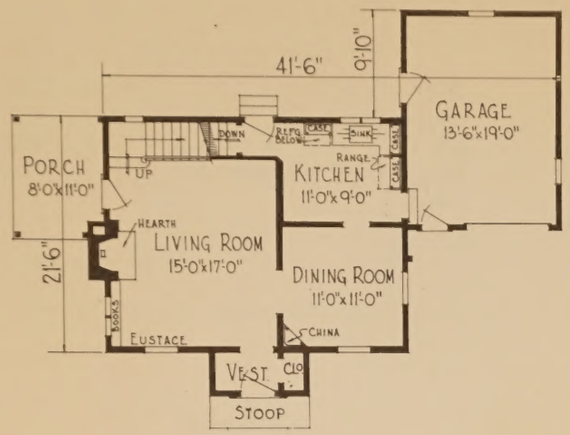
DIMENSIONS

Size of main building
36'0"x24'4"
Ceiling height first floor.....8'0"
Ceiling height second floor.....8'0"
Height of basement .....7'0"

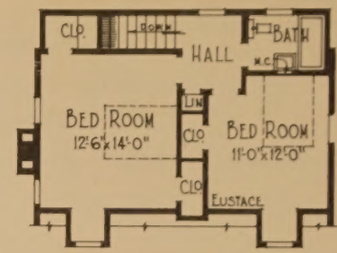
Cubage
19,785
Cu.Ft.

THE EUSTACE

An exceptionally well designed five room Early American home that merits careful consideration. Note the attached garage and the desirable porch.



First Floor



Second Floor

DIMENSIONS

Size of main building
27'6"x21'6"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement
7'0"

Cubage
19,400
Cu. Ft.

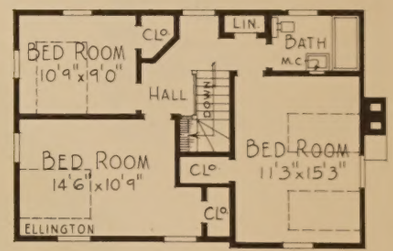
THE ELLINGTON

Excellent proportions, delicate exterior details, and comfortable interior arrangements are achieved in this Early American home. All rooms are large and provided with plenty of windows.

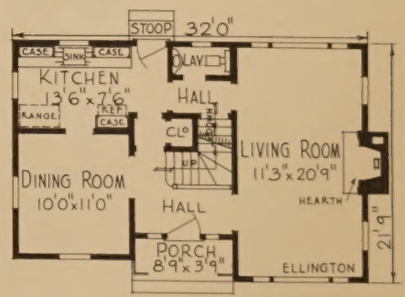
DIMENSIONS

Size of main building--- 32'0"×21'9"
Ceiling height first floor---- 8'0"
Ceiling height second floor---7'6"
Height of basement---------7'0"

Cubage
17,200 Cu. Ft.



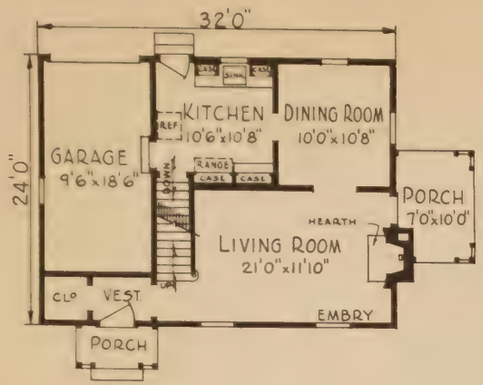
Second Floor



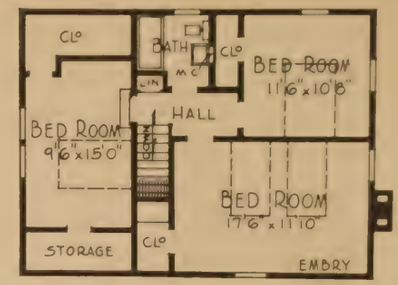
First Floor

THE EMBRY

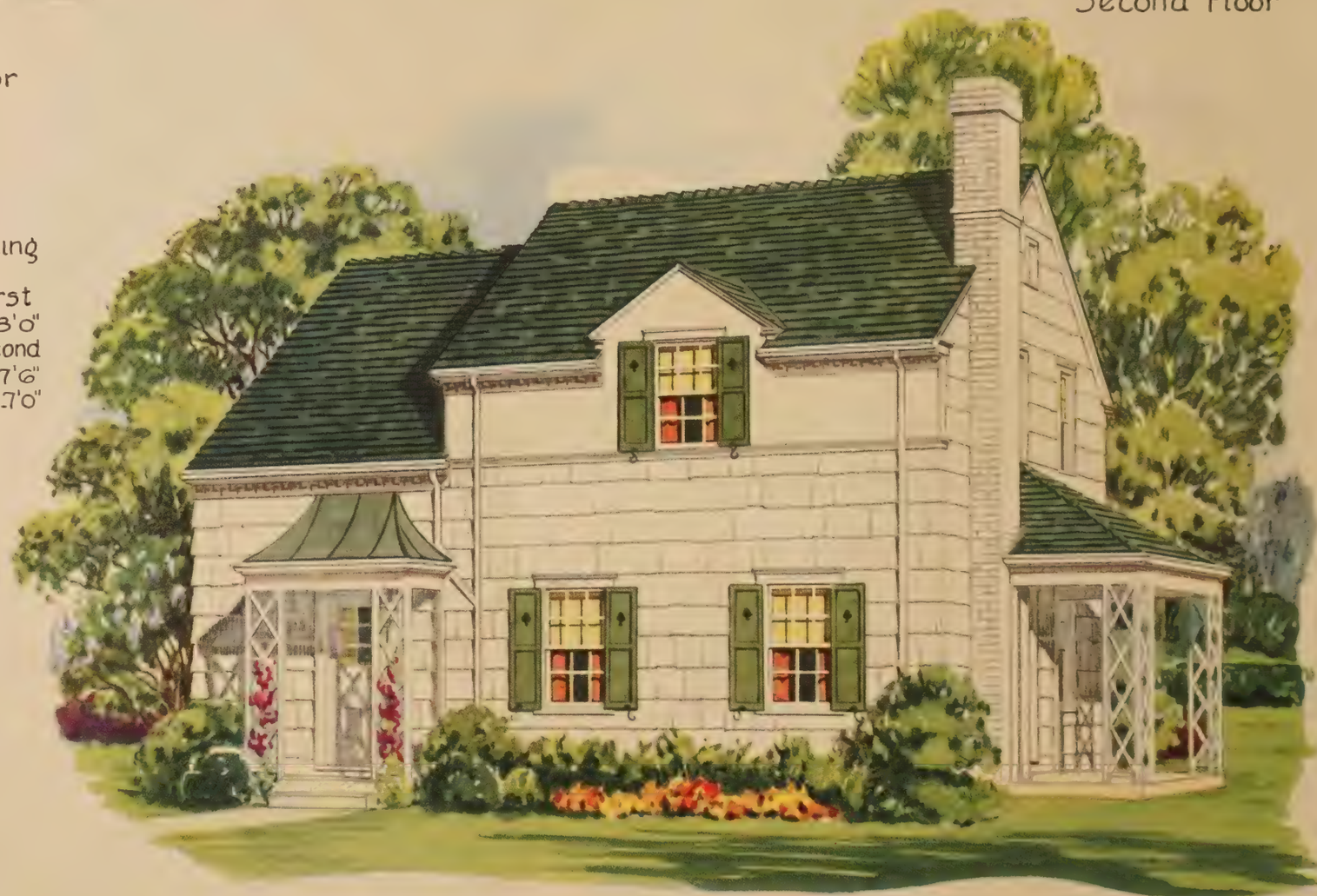
Unusual and neat in appearance, this type of home offers full value for money invested. All modern conveniences have been given careful consideration.



First Floor



Second Floor



DIMENSIONS

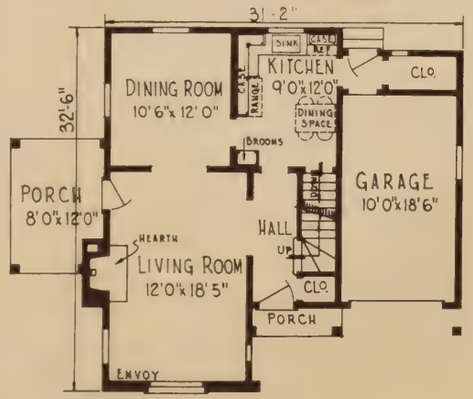
Size of main building
32'0"x24'0"
Ceiling height first floor ..... 8'0"
Ceiling height second floor ..... 7'6"
Height of basement ..... 7'0"

Cubage
18,985 Cu. Ft.

Dimensions

Size of main building
31'2" x 32'6"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement....7'0"

Cubage
19,284 Cu. Ft.



First Floor

The Envoy

In search for an ideal home, one cannot help but consider this charming English design. Attention is directed to the attached garage, a feature to be appreciated.

Second Floor

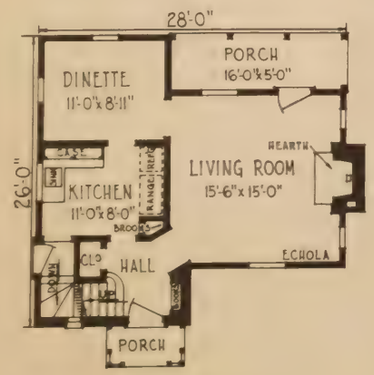
DIMENSIONS

Size of main building
28'0" x 26'0"
Ceiling height first floor..... 8'0"
Ceiling height second floor.....7'6"
Height of basement .....7'0"

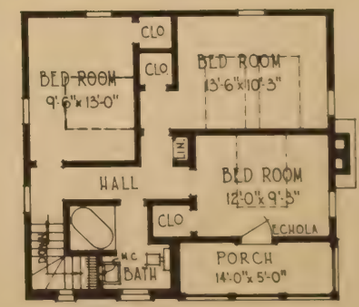
Cubage
16,620 Cu.Ft.

THE ECHOLA

Suggestive of the Monterey style, this home is anything but commonplace in design and will stand out from its neighbors.



First Floor



Second Floor

THE EVADALE

A clever interpretation of the English cottage style of architecture that combines unusual attractiveness with convenient comfort. The large attic makes future rooms possible. Outside walls are of brick veneer and siding.

Cubage
17,500 Cu. Ft.

Floor Plan

DIMENSIONS

Size of main building
28'8"x33'2"
Ceiling height.....8'2"
Height of basement.....7'0"

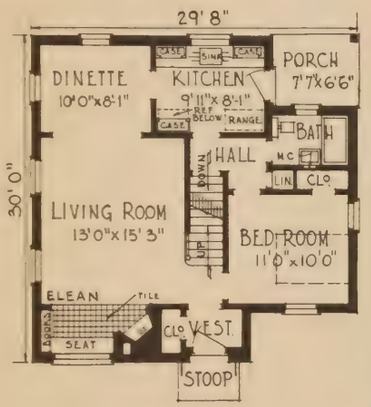
Fireplace

THE ELEAN

A home may be small and compact yet it may be made as artistic, comfortable and homelike as the most expensive. The home shown below proves this fact.

DIMENSIONS
Size of main building
29'8"x30'0"
Ceiling height first floor
8'0"
Ceiling height second floor
7'6"
Height of basement.....7'0"

Second Floor

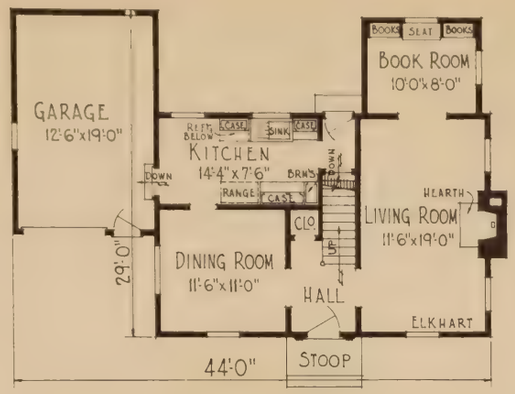


First Floor

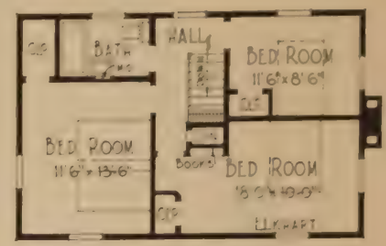
Cubage
19,650
CU.FT.

THE ELKHART

Early American architecture combined with present day needs and utility is here charmingly illustrated. Seven cheerful rooms and garage are planned for this handsome home.



First Floor



Second Floor

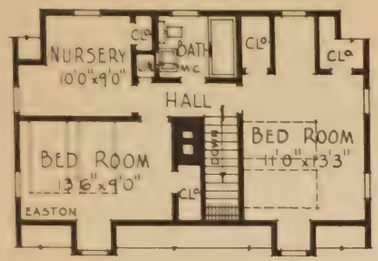
DIMENSIONS

Size of main building
31'0" x 20'0"
Ceiling height first floor ..... 8'0"
Ceiling height second floor ..... 7'6"
Height of basement ..... 7'0"

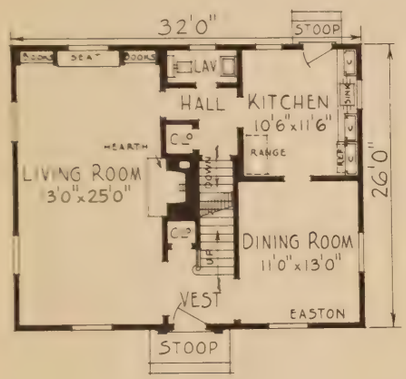
Cubage
20,965
Cu. Ft.

THE EASTON

Cape Cod architecture, familiar to folks along the eastern seaboard for more than a century, is fast becoming the popular choice of home builders in other localities. A porch may be easily added on either side.



Second Floor



First Floor

DIMENSIONS

Size of main building
32'0"x26'0"
Ceiling height first floor
8'3"
Ceiling height second floor
8'0"
Height of basement ____7'0"

Cubage
21,000
CU. FT.

THE ERICK

This attractive home, with its neat, trim lines, has a splendid interior arrangement that would be a delight to the housewife.

First Floor

Second Floor

DIMENSIONS

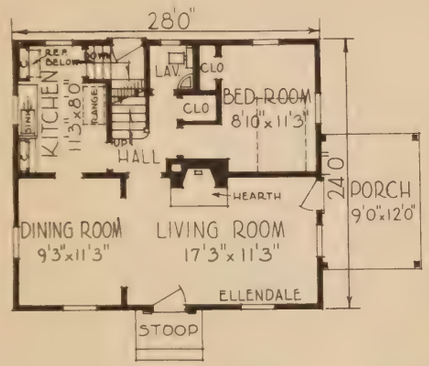
Size of main building
28'6"x 23'6"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement .....7'6"

Cubage
19,285 Cu.Ft.

THE ELLENDALE

There is a simplicity and homey plainness of detail in the Cape Cod home that is unusually pleasing. The roof dormers, modern additions to this type, enhance the livability of the upstairs rooms and give more light and ventilation.

Second Floor



First Floor

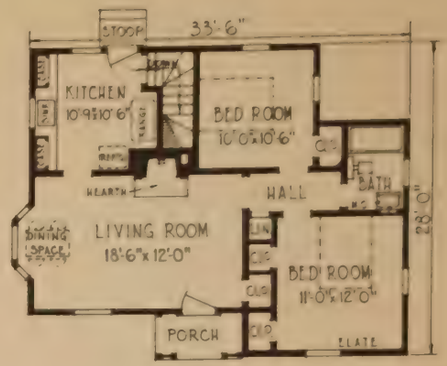
DIMENSIONS

Size of main building 28'0"x24'0".
Ceiling height first floor 8'0".
Ceiling height second floor 8'0".
Height of basement 7'0".

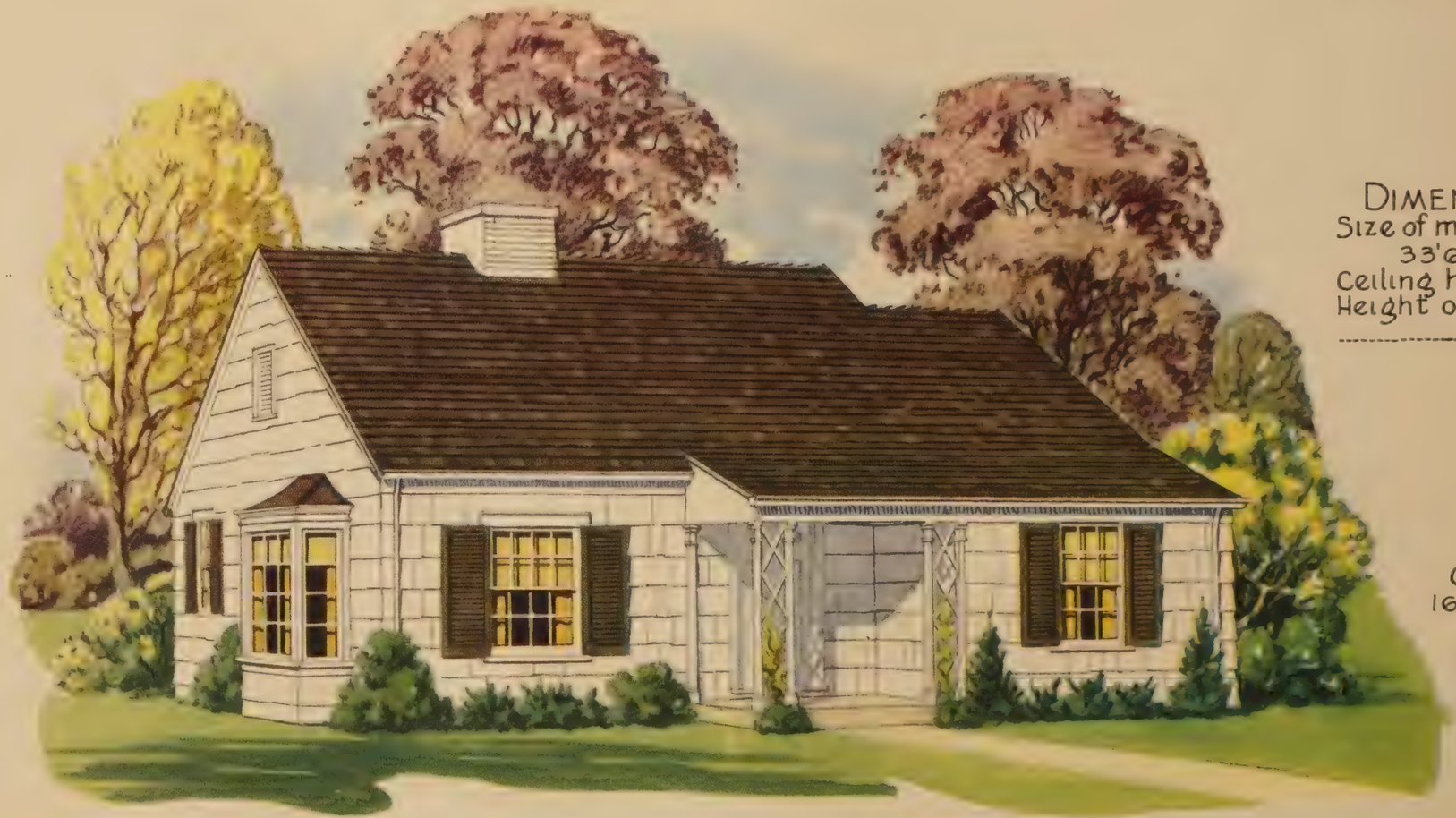
17000
Cubic Feet

THE ELATE

The delightful homelike quality of the Elate does not depend upon expensive materials but upon its simple and harmonious lines.



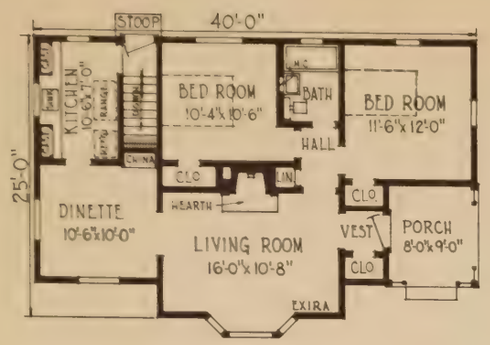
Floor Plan



DIMENSIONS

Size of main building
33'6"x 28'0"
Ceiling height....8'0"
Height of basement
.....7'0"

Cubage
16,865 Cu. Ft.



Floor Plan

THE EXIRA

Here is a Modern home. Nothing has been overlooked to make this design unsurpassed in comfort, convenience and livability.

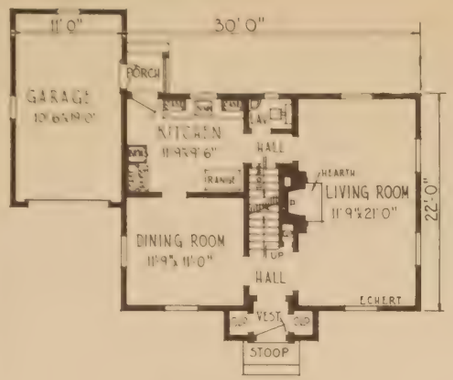
DIMENSIONS

Size of main building
40'0"x 25'0"
Ceiling height....8'0"
Height of basement
----------7'0"

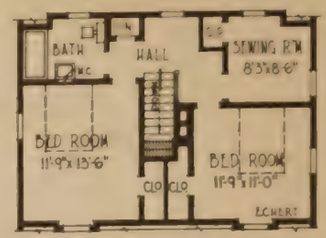
Cubage
15,575 Cu.Ft.

THE ECHERT

Charm and simplicity are present in this well designed Dutch Colonial home. The attached garage is very practical and convenient.



First Floor



Second Floor

DIMENSIONS

Size of main building
30'0" x 22'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement .....7'6"

Cubage

House 16,900 Cu.Ft.
Garage 2,700 Cu.Ft.

THE ENTERPRISE

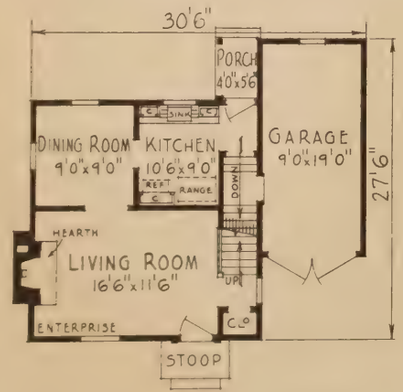
Colonial detail is followed throughout with harmonious results. The ground area is small considering the accommodations provided. The attached garage is a much desired feature.

DIMENSIONS

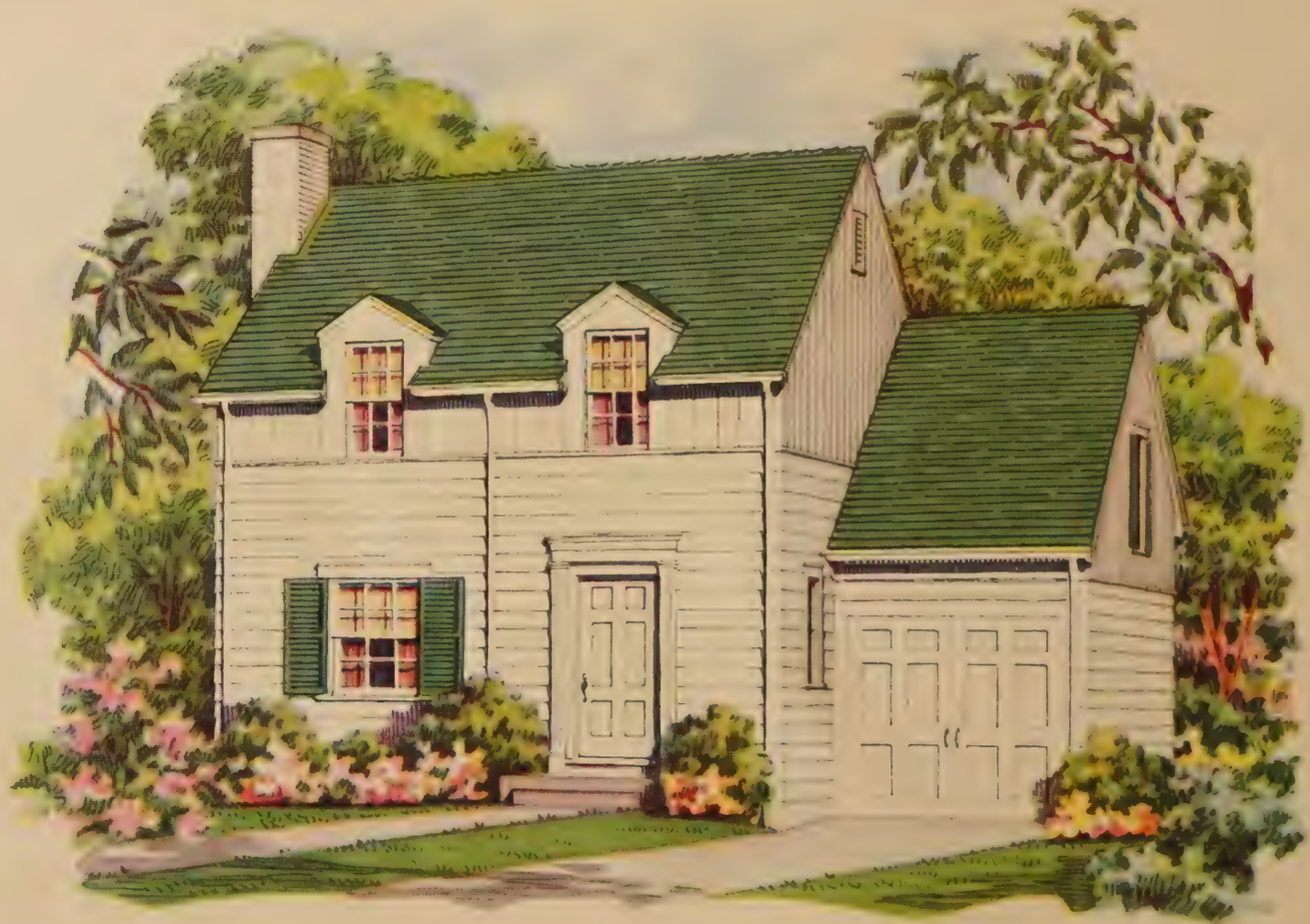
Size of main building--30'6"x27'6"
Ceiling height first floor----8'0"
Ceiling height second floor-7'6"
Height of basement----------7'0"

Cubage
15,500 CU. FT.

Second Floor



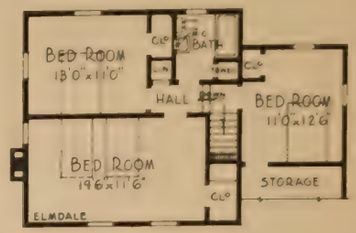
First Floor



THE ELMDALE

An attractive home of more than usual merit. The interior is carefully planned to pass the closest criticism, having all modern conveniences.

First Floor



Second Floor

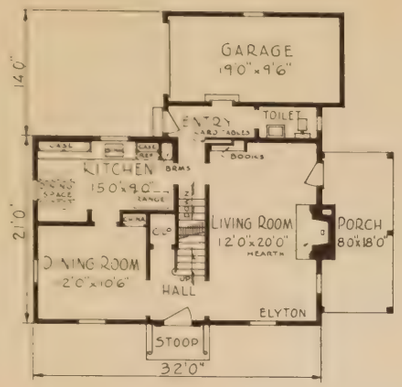
DIMENSIONS

Size of main building
35'6"x25'6"
Ceiling height first floor
8'0"
Ceiling height second floor
7'6"
Height of basement.....7'0"

Cubage
20,000 Cu.Ft.

THE ELYTON

The symetrical exterior is attractive from every view. The large porch, natural fireplace and attached garage will make this home suitable for any community.



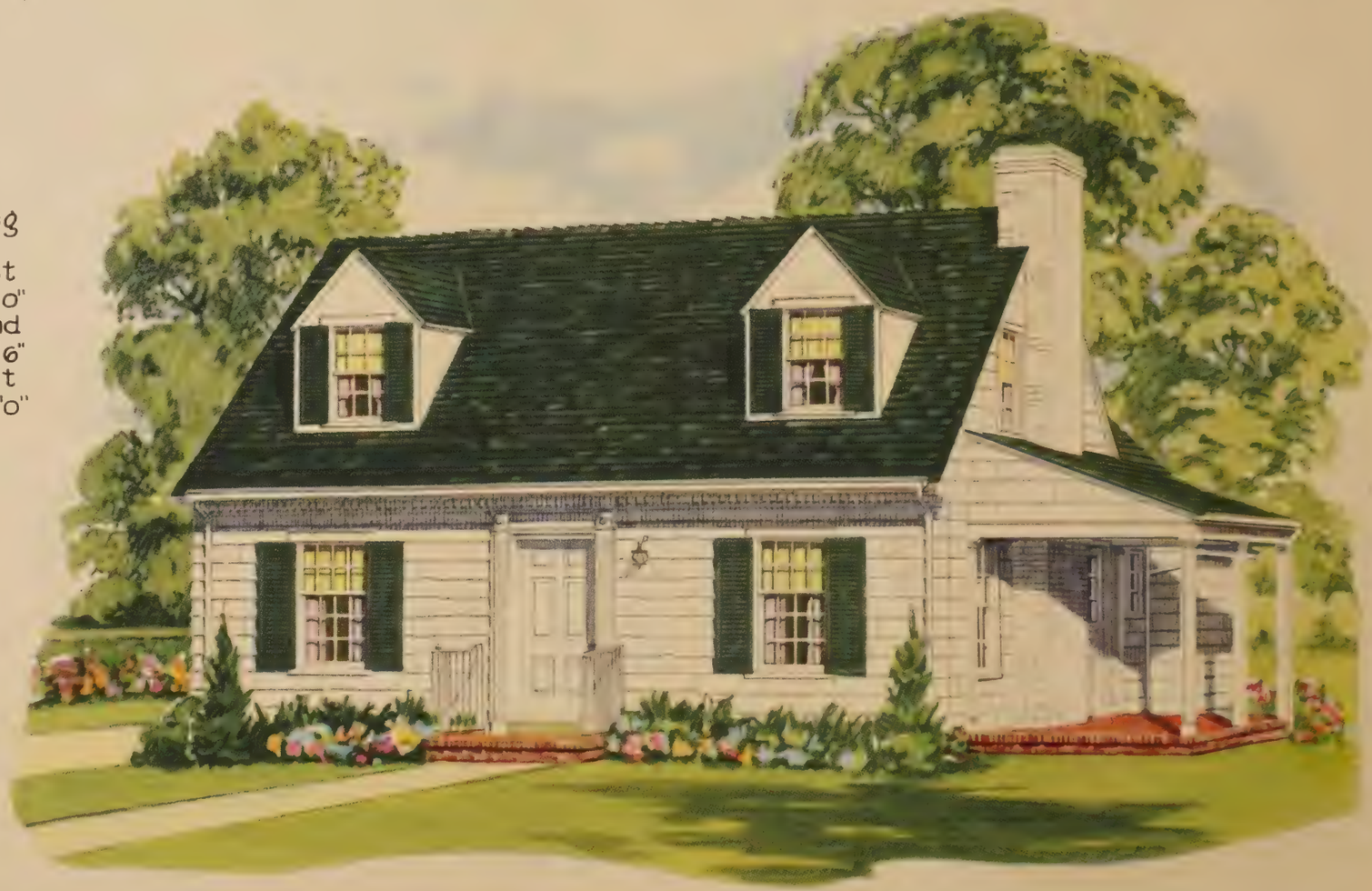
First Floor

Second Floor

DIMENSIONS

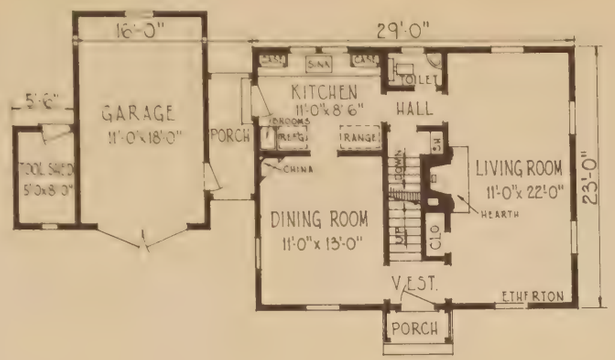
Size of main building
32'0" x 35'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement
.....7'0"

Cubage
22,000 Cu. Ft.



THE ETHERTON

Cape Cod homes are always in style and are appropriate for any locality. The trellised porch, garage and tool shed merit more than a passing glance.

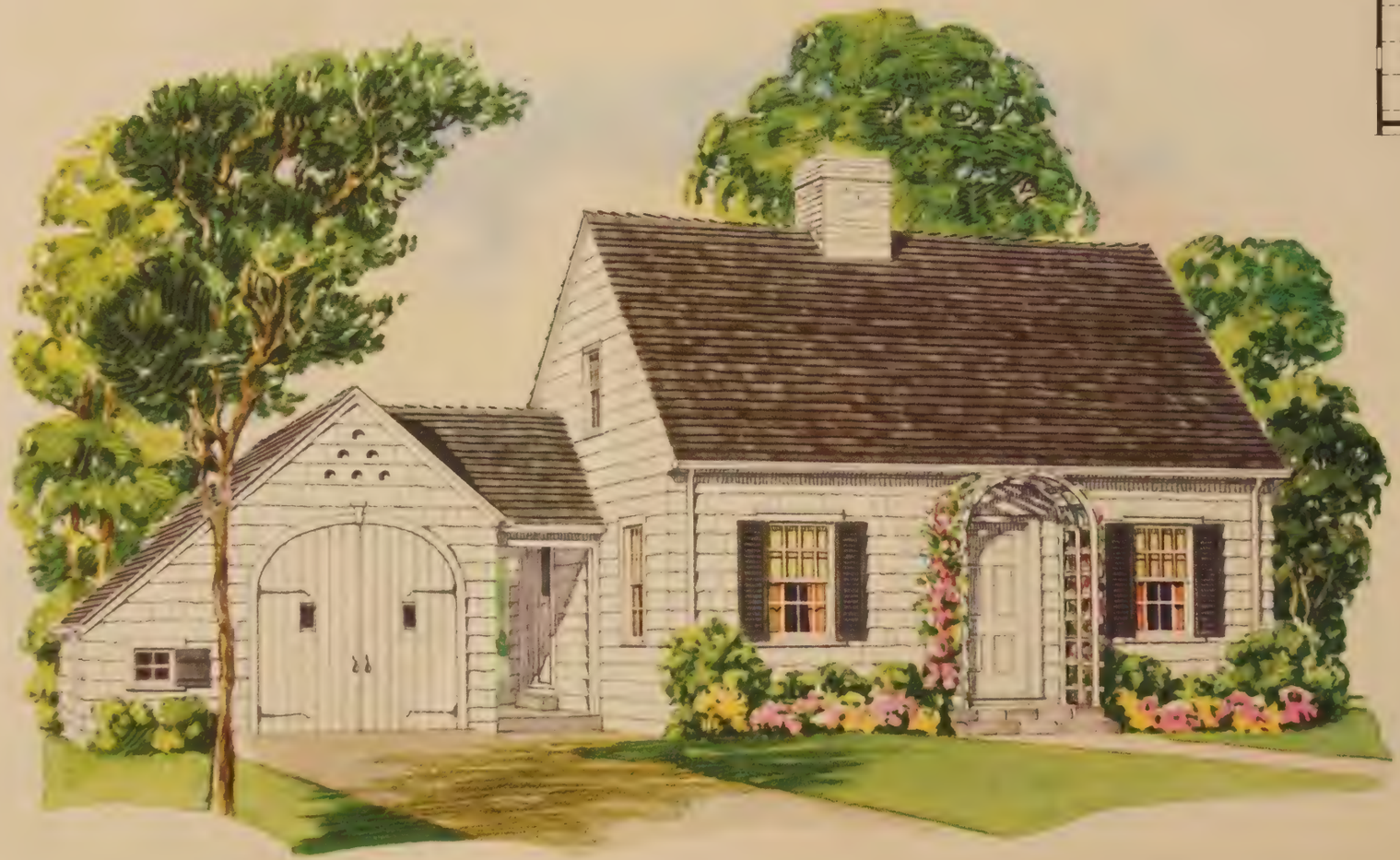


First Floor

Cubage

House ..... 16,175 Cu. Ft.
Garage and Porch .. 2,690 Cu. Ft.

Second Floor



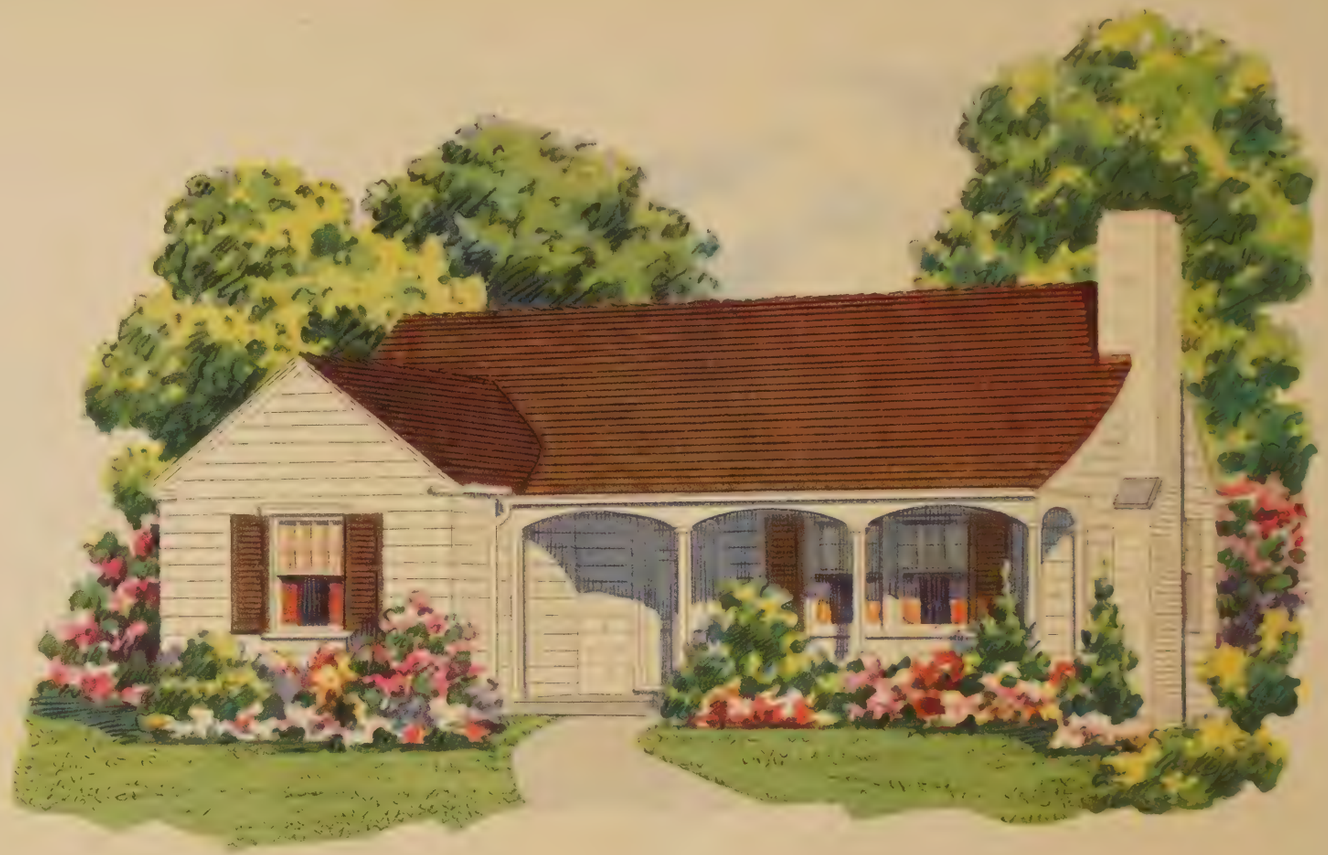
DIMENSIONS

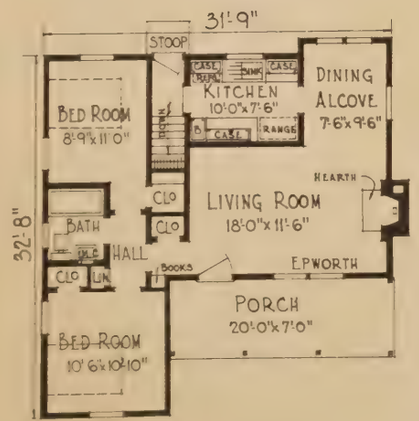
Size of main building
29'0" x 23'0"
Ceiling height first floor ..... 8'0"
Ceiling height second floor ..... 7'6"
Height of basement ..... 7'6"

DIMENSIONS

Size of main building 31'9"x32'8"
Ceiling height ..... 8'0"
Height of basement ..... 7'0"

Cubage
15,570
Cu. Ft.

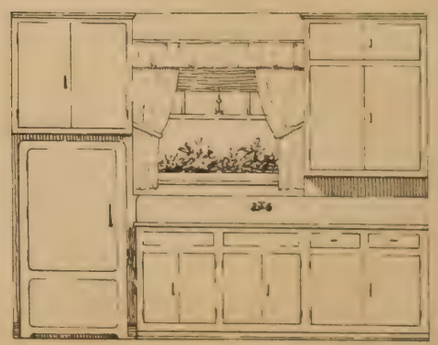




Floor Plan

THE EPWORTH

An ideal home for those who are seeking a style in keeping with Early Colonial design. Large pleasant rooms, all with good ventilation, and an inviting open porch, are features to be noted.



Kitchen

Interior Ideas

to consider when planning your new home.

Decorative results can be obtained by using natural wood in Stair Hall

ABOVE: A Living Room definitely modern in design and furnishing, this style offers many desirable possibilities for interior decoration

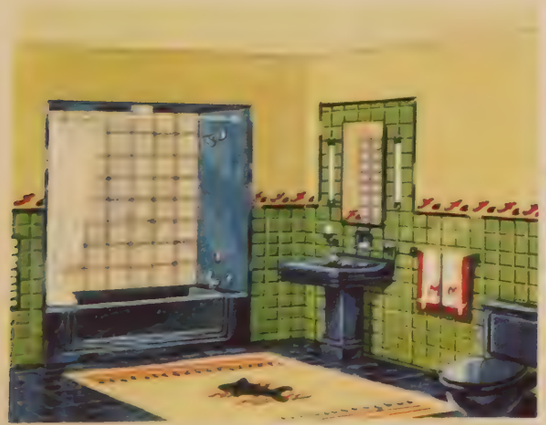
AT LEFT: The Colonial Fireplace, with its delicate detail, always symbolizes good taste.

AT RIGHT: Where the Dining Room is omitted, a cozy Dinette can be arranged in the Living Room

ABOVE: A Master Bed Room with ample room for twin beds.
AT RIGHT: The Dining Room offers many opportunities for the clever interior decorator
BELOW: The Bath with colored fixtures and modern conveniences can be a feature of your nome.

ABOVE: A Kitchen, definitely modern, with the sink bay window and up-to-the-minute cabinets.

BELOW: A Breakfast Room, adjoining the kitchen, can be made a cozy spot. It is a step saver for the housewife.



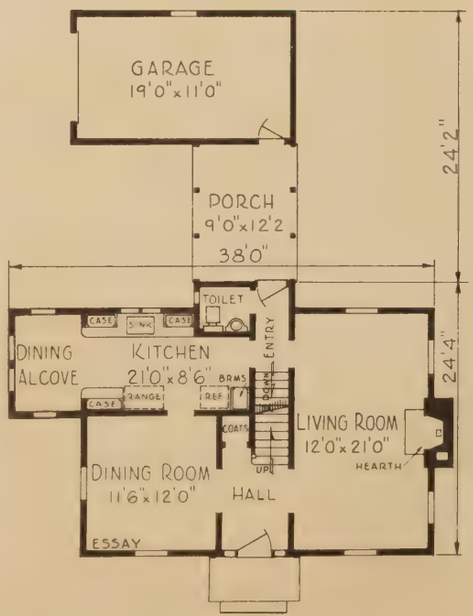
Colonial Design-Plan 1

THE ESSAY

The floor plan is adaptable to two types of architecture. At the left it is displayed in the attractive Colonial. Below it is illustrated in a modern trend.

DIMENSIONS

Size of main building....38'0" x 24'4"
Ceiling height first floor....8'0"
Ceiling height second floor....7'6"
Height of basement.....7'0"



First Floor

Cubage
House...21,250 Cu.Ft.
Garage and Porch
3,165 Cu. Ft.

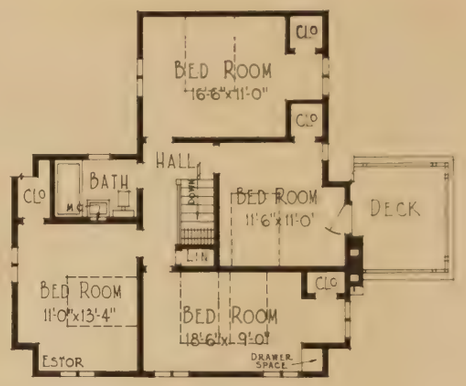
Second Floor

Modern Trend - Plan 2

THE ESTOR

Here is illustrated a fine example of the traditional Dutch Colonial home, planned for seven rooms and attached garage. All rooms are complete with full equipment and plenty of light.

First Floor



Second Floor

DIMENSIONS

Size of main building
31'0"x 33'0"
Ceiling height first floor
8'0"
Ceiling height second floor
7'6"
Height of basement.....7'0"

Cubage
20,660 CU. Ft.

DIMENSIONS

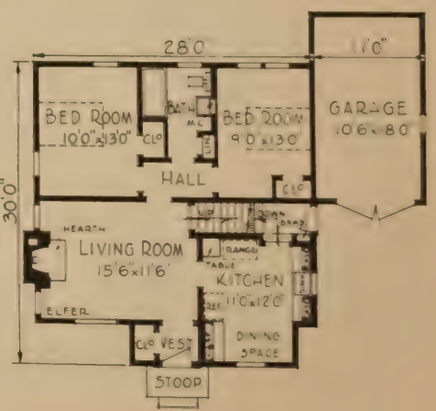
Size of main building
28'0" x 30'0"
Ceiling height..... 8'0"
Height of basement
..... 7'0"

Cubage
House. 17,530 Cu. Ft.
Garage. 2,300 Cu. Ft.

Fireplace

THE ELFER

Design, utility, economy and convenience have been carefully considered in planning this home. It will meet all the requirements of the average family.



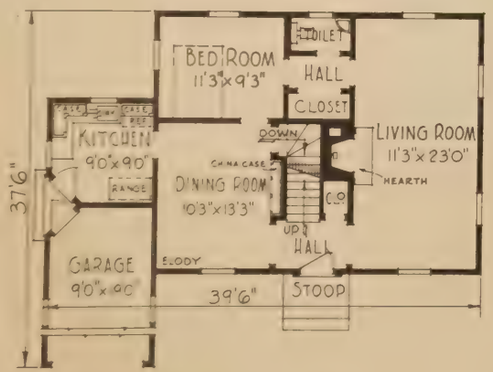
Floor Plan

DIMENSIONS
Size of main building 39'6" x 37'6"
Ceiling height first floor 8'0"
Ceiling height second floor 7'6"
Height of basement 7'0"

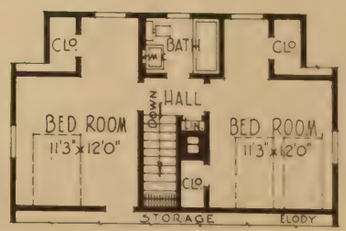
Cubage
21,350
Cu. Ft.

THE ELODY

The most critical American family would be pleased with this delightful Cape Cod cottage with its attached garage. The floor plans are complete in modern convenience and living comfort.



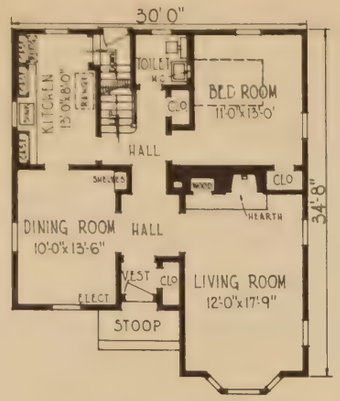
First Floor



Second Floor

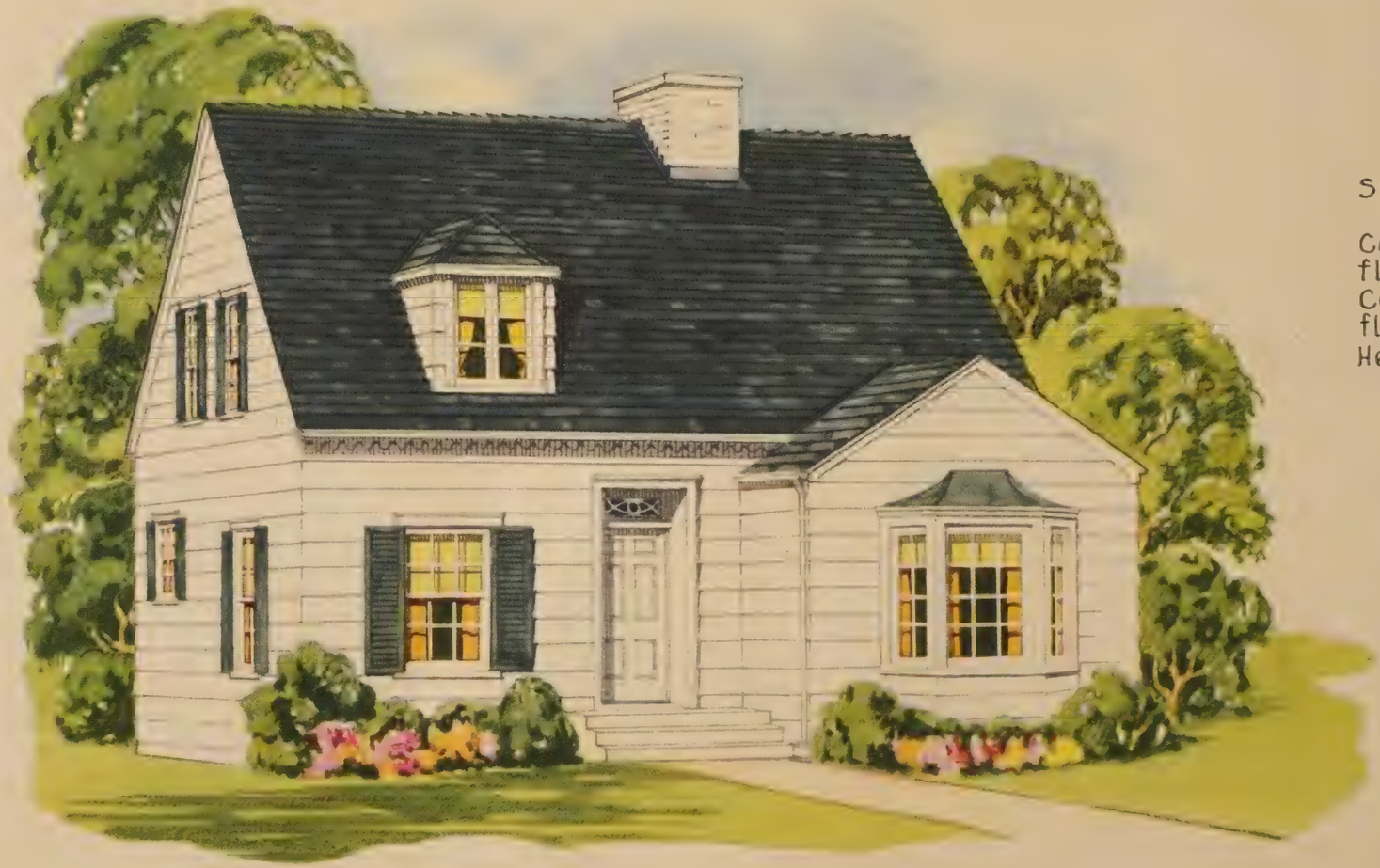
The Elect

The practical and simple exterior reflects the solid comfort and convenient interior. All rooms are large and with plenty of closets.



First Floor

Second Floor



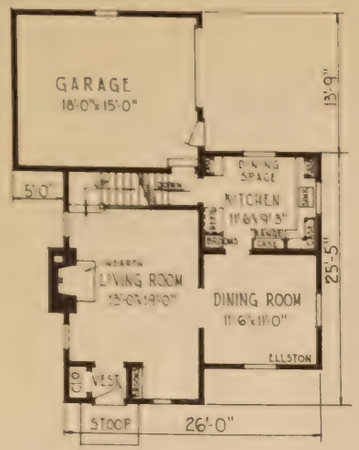
Dimensions

Size of main building
30'0" x 34'8"
Ceiling height first floor.....8'2"
Ceiling height second floor.....8'0"
Height of basement..7'0"

Cubage
23,700 Cu.Ft.

THE ELLSTON

This pleasing home will help solve the problem of how to get the best results for the amount invested. The attached garage is a modern feature much in demand.



First Floor

Second Floor

DIMENSIONS

Size of main building
26'0"x 25'5"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement .....7'0"

Cubage

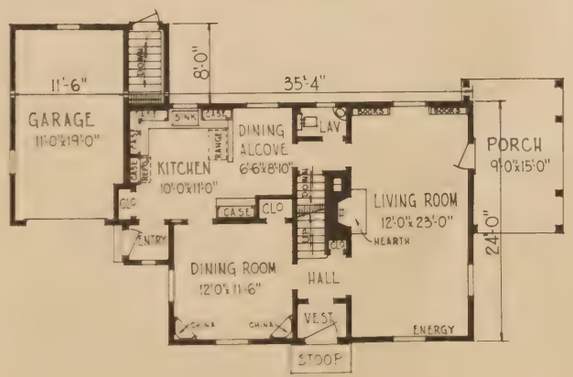
House.....14,600 Cu.Ft.
Garage.....3,535 Cu.Ft.

DIMENSIONS

Size of main building
35'4" x 24'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement .....7'6"

Cubage

House....20,040 Cu.Ft.
Porch.....700 Cu.Ft.
Garage...2,960 Cu.Ft.



First Floor

THE ENERGY

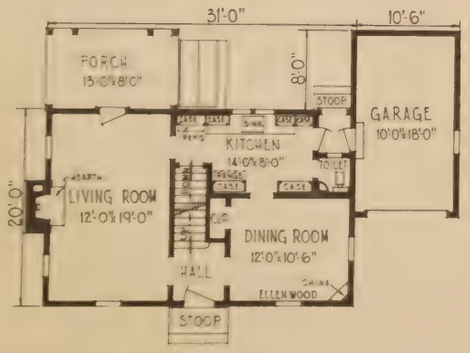
No other style of architecture expresses quite so well the spirit of simple, comfortable hospitality as the Cape Cod. Note the large porch and natural fireplace.

Second Floor

DIMENSIONS

Size of main building
31'0" x 20'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement .....7'0"

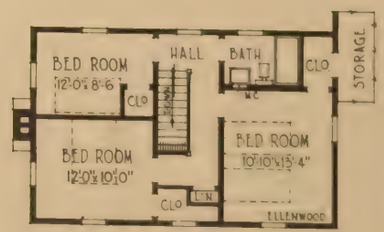
Cubage
House....17,880 Cu. Ft.
Garage....2,390 Cu. Ft.



First Floor

THE ELLENWOOD

Few homes possess such a quiet dignity as this Colonial design. The compact arrangement of the rooms permits economical construction.



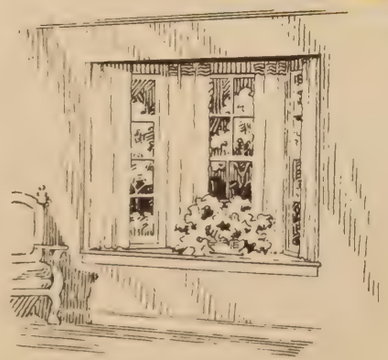
Second Floor

DIMENSIONS
Size of main building
---------- 32'0" x 29'0"
Ceiling height.....8'2"
Height of basement
----------7'0"

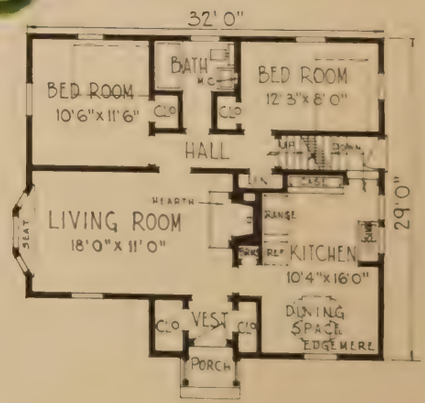
Cubage
18,250
Cu. Ft.

THE EDGEMERE

The pleasing homelike quality of this little Cape Cod cottage does not depend upon expensive materials but upon good proportion and charming simplicity. The interior is planned for the utmost in utility and comfort.



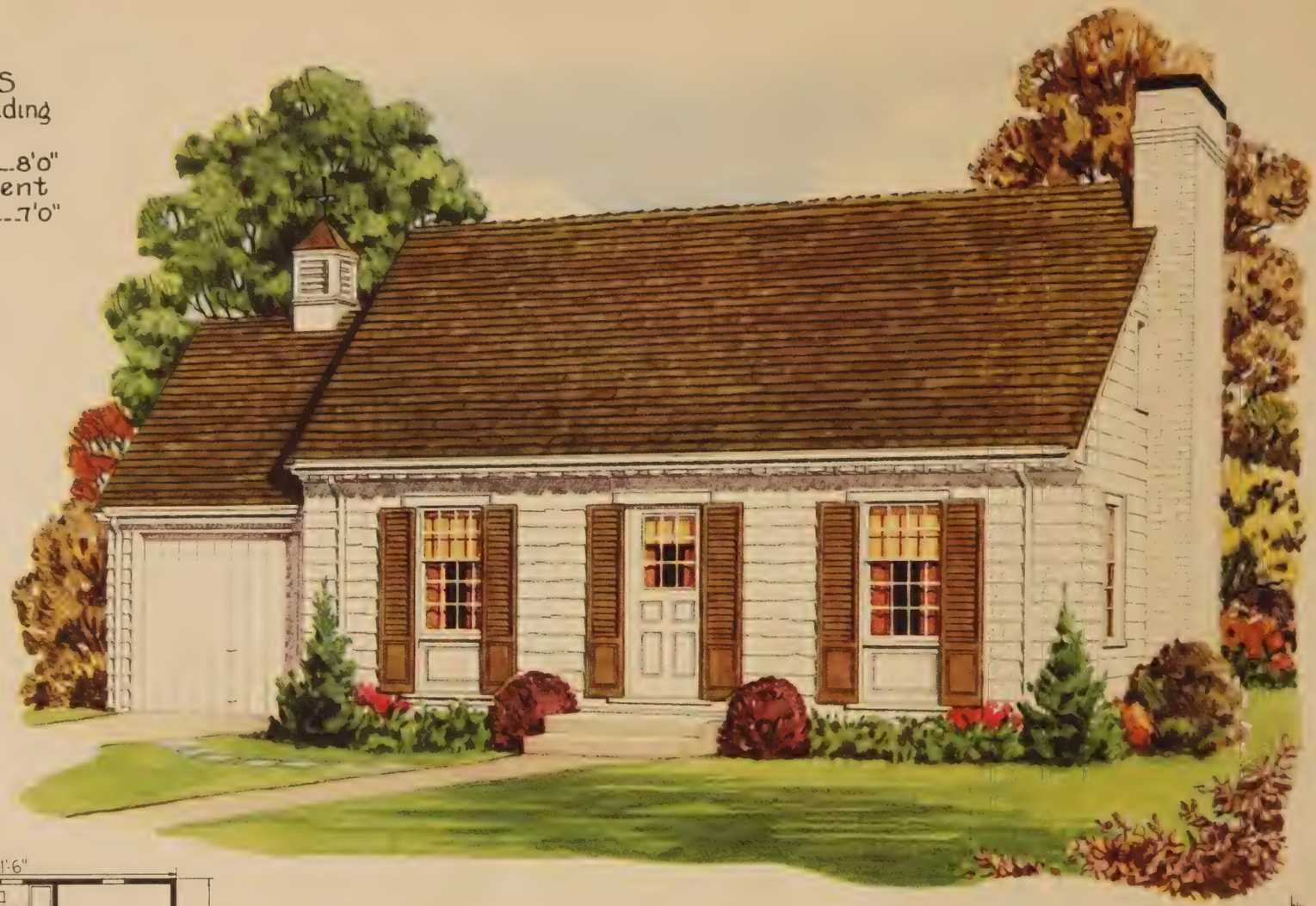
Bay Window Seat

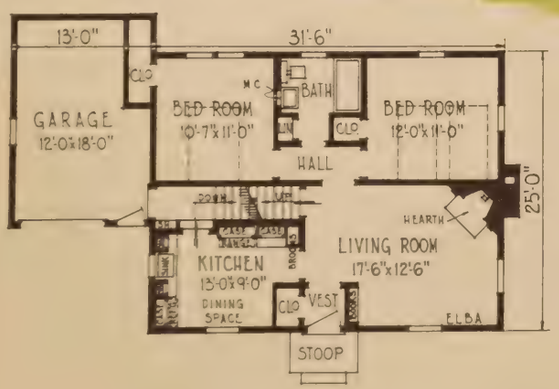


Floor Plan

DIMENSIONS
Size of main building
32'0" x 25'0"
Ceiling height ___ 8'0"
Height of basement
---------- 7'0"

Cubage
14,215 Cu. Ft.





Floor Plan

THE ELBA

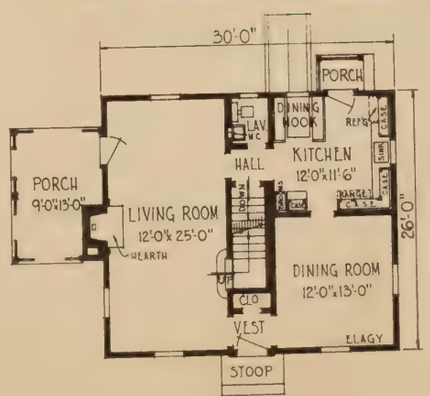
Could anything be more appealing than this eminently desirable home? The floor plan has many features usually not found in a small home.

Bookcase

DIMENSIONS

Size of main building
30'0" x 26'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement.....7'0"

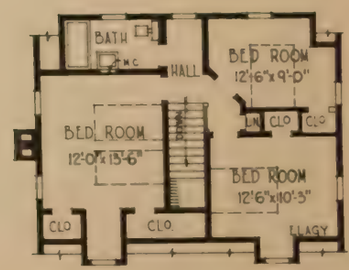
Cubage
18,760 Cu. Ft.



First Floor

THE ELAGY

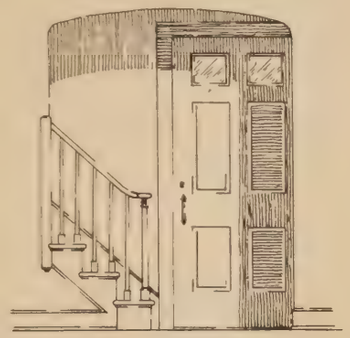
This home will appeal especially to those who are seeking maximum beauty and comfort at a minimum expense. Culture and character are depicted in this design.



Second Floor

Dimensions

Size of main building.....34'0"x26'6"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement.....7'0"

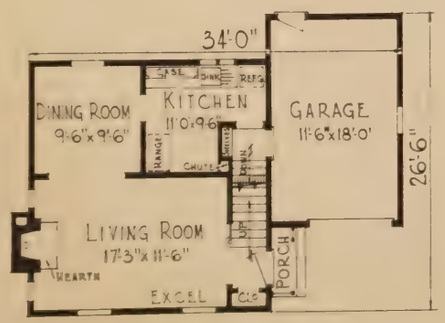


Stairway

Cubage
16,880 Cu. Ft.

The Excel

Six rooms and garage are combined into an outstanding model of Colonial architecture. A study of the plans shows complete efficiency is attained for happy comfort.



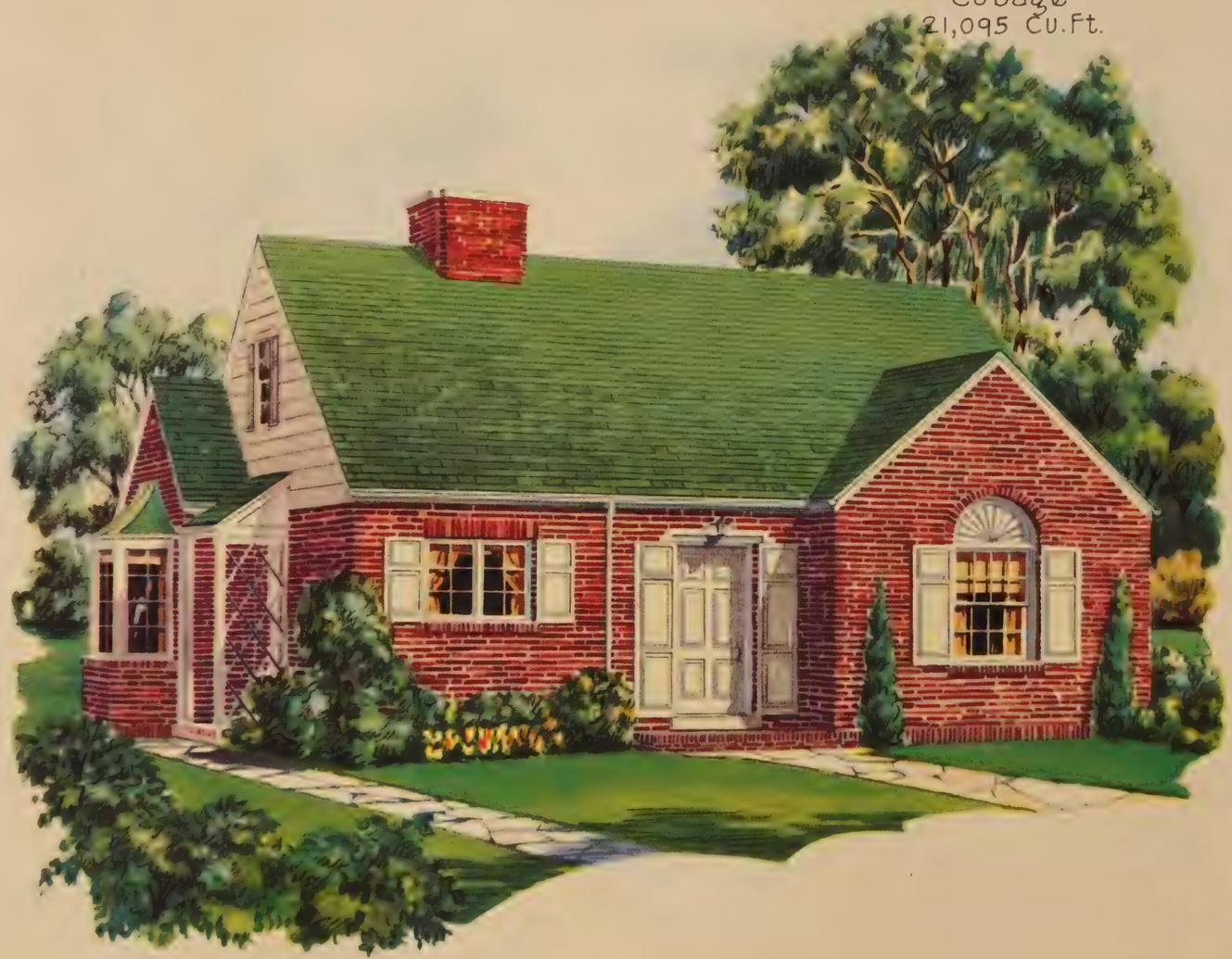
First Floor

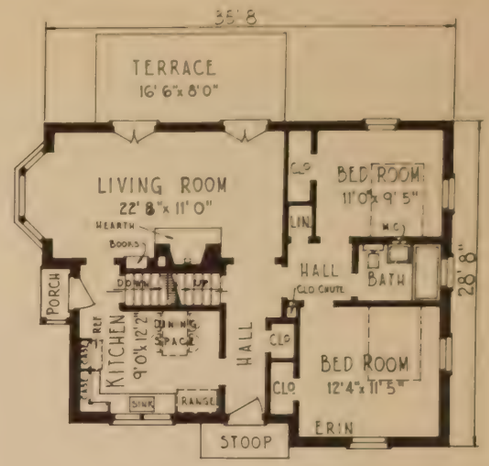
Second Floor

THE ERIN

Entirely free from undue ornamentation, this home lacks nothing in convenience and comfort. A careful study of the floor plans shows a splendid arrangement of rooms.

Cubage
21,095 Cu. Ft.



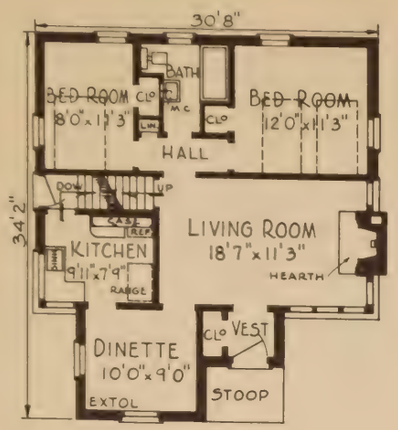


Floor Plan

DIMENSIONS

Size of main building....35'8"x28'8"
Ceiling height.....8'6"
Height of basement.....7'0"

View in Living Room



Floor Plan

THE EXTOL

The appearance of this well-proportioned English style dwelling at once attracts and pleases. It is unusual to find such a complete plan in the small home field.

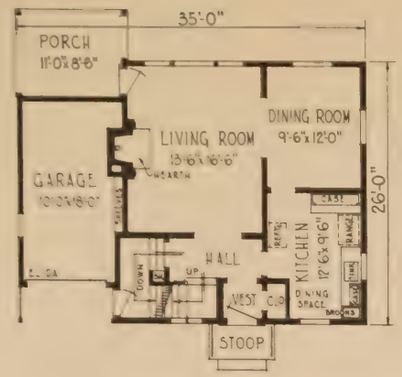
DIMENSIONS

Size of main building
30'8" x 34'2"
Ceiling height.....8'2"
Height of basement
.....7'0"

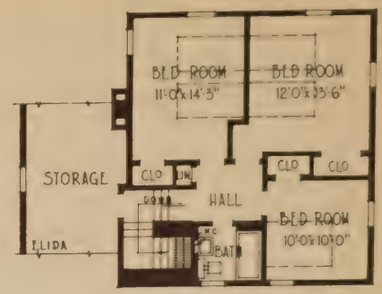
Cubage
18,700 Cu. Ft.

The Elida

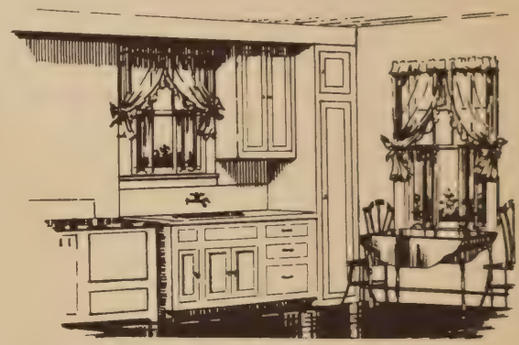
A surprising amount of floor space is offered by the efficient floor arrangement in this handsome Early American home. The attached garage and large porch form an integral part of the home.



First Floor



Second Floor



View in Kitchen

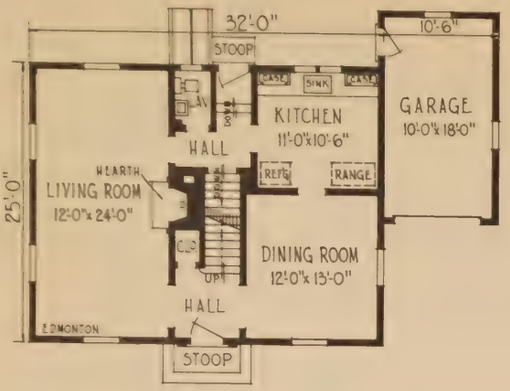
Dimensions

Size of main building
35'0"x26'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement.....7'0"

Cubage
22,360 Cu.Ft.

THE EDMONTON

This five room well designed Cape Cod home is complete with all modern requirements for comfortable living. Many will prefer the attached garage.



First Floor

Second Floor

DIMENSIONS

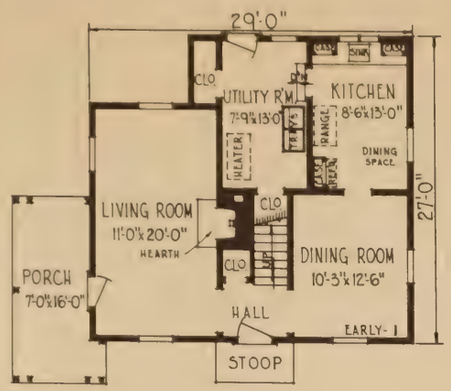
Size of main building
32'0" x 25'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement
.....7'6"

Cubage

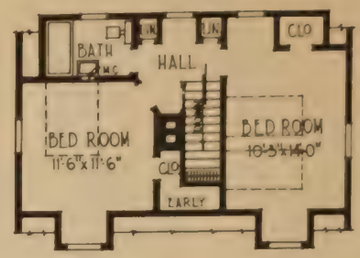
House.....19,800 Cu.Ft.
Garage.....2,195 Cu.Ft.

THE EARLY

The common sense of early Colonial builders is well reflected in this appealing Cape Cod home. Note that plans of this home are available with or without a basement.

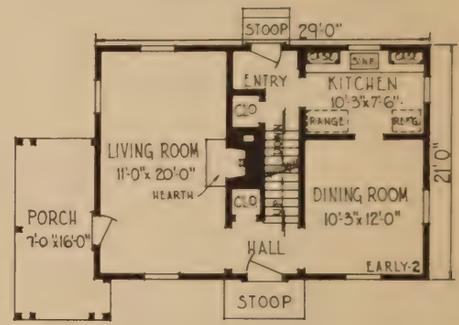


First Floor-Plan 1
Without Basement



Second Floor

Cubage
Plan 1..Without basement
13,150 Cu. Ft.
Plan 2.....With basement
15,410 Cu. Ft.



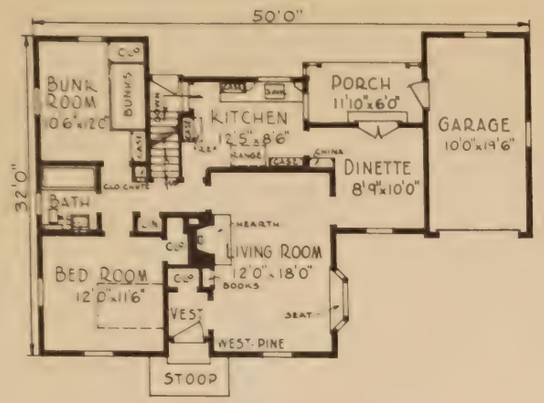
First Floor-Plan 2
With Basement

DIMENSIONS

Size of main building
Plan 1.....29'0"x27'0"
Plan 2.....29'0"x21'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement Plan 2.....7'0"

THE WEST-PINE HOME

The rambling low lines and massive chimney create a home of repose and charm. The kitchen is fully equipped, the rooms are all large and nothing has been overlooked in making it a complete home.

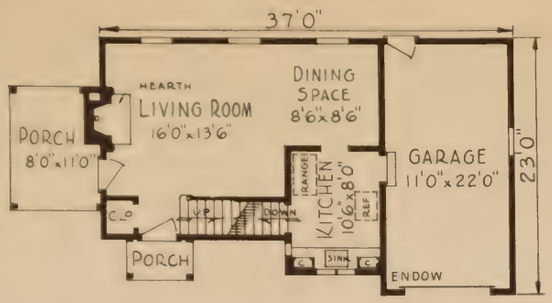


Floor Plan

DIMENSIONS

Size of main building
50'0"x32'0"
Ceiling height.....8'0"
Height of basement.....7'0"

Cubage
House.....
19,760 Cu.Ft.
Garage.....
2,820 Cu.Ft.



First Floor

THE ENDOW

A wealth of character is displayed by this effective little home. The architects have completed a design that embodies the qualifications of a large home at a surprisingly low cost.

Second Floor

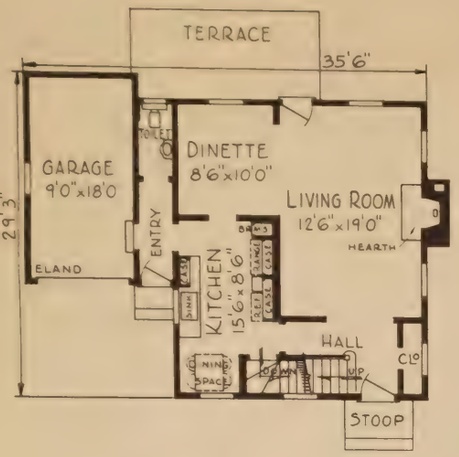
DIMENSIONS

Size of main building
37'0"x 23'0"
Ceiling height first floor.....8'0"
Ceiling height second floor.....7'6"
Height of basement
.....7'0"

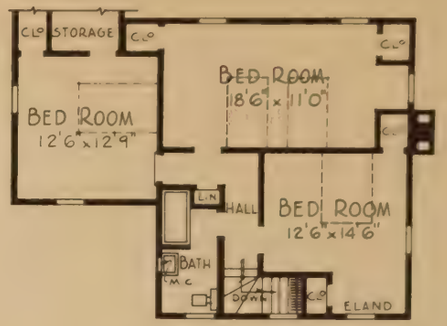
Cubage
17,390 Cu. Ft.

THE ELAND

Because of its homelike atmosphere and simplicity of line, this style of home will appeal to all communities. It lends itself to a practical room arrangement.



First Floor



Second Floor

Cubage
20,285 Cu. Ft.

DIMENSIONS

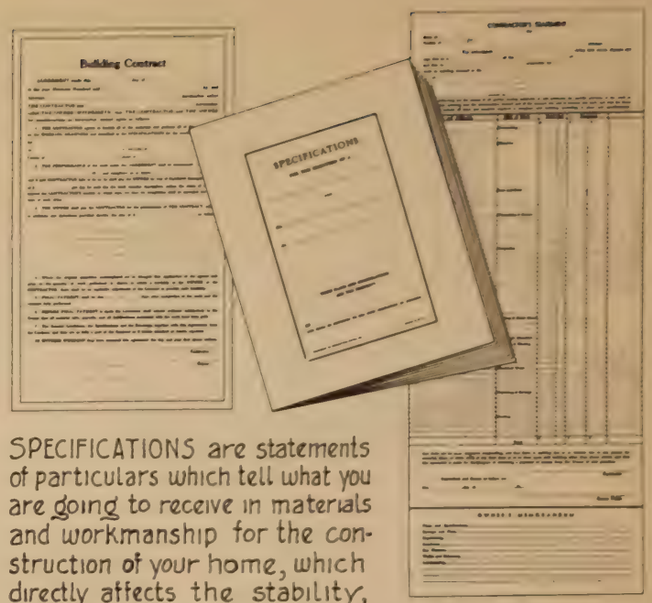
Size of main bldg.
35'6"x29'3"
Ceiling height
first floor.....8'0"
Ceiling height
second floor...7'6"
Height of basement
.....7'0"

Properly Prepared Plans
assure
durable and substantial homes

The first procedure of experienced builders is to secure a set of complete and accurate plans. It is essential, safe and economical to first construct the house on paper. Accurate plans and specifications must be submitted to the Federal Housing Administration for approval when you apply for an insured mortgage loan on a new home. Our architectural department is composed of skilled draftsmen, architects and engineers who are experienced in the production of plans of the utmost accuracy and completeness, in regard to design, strength, durability, comfort and home conveniences. These specimen working drawings illustrate the craftsmenship and completeness of our plans.

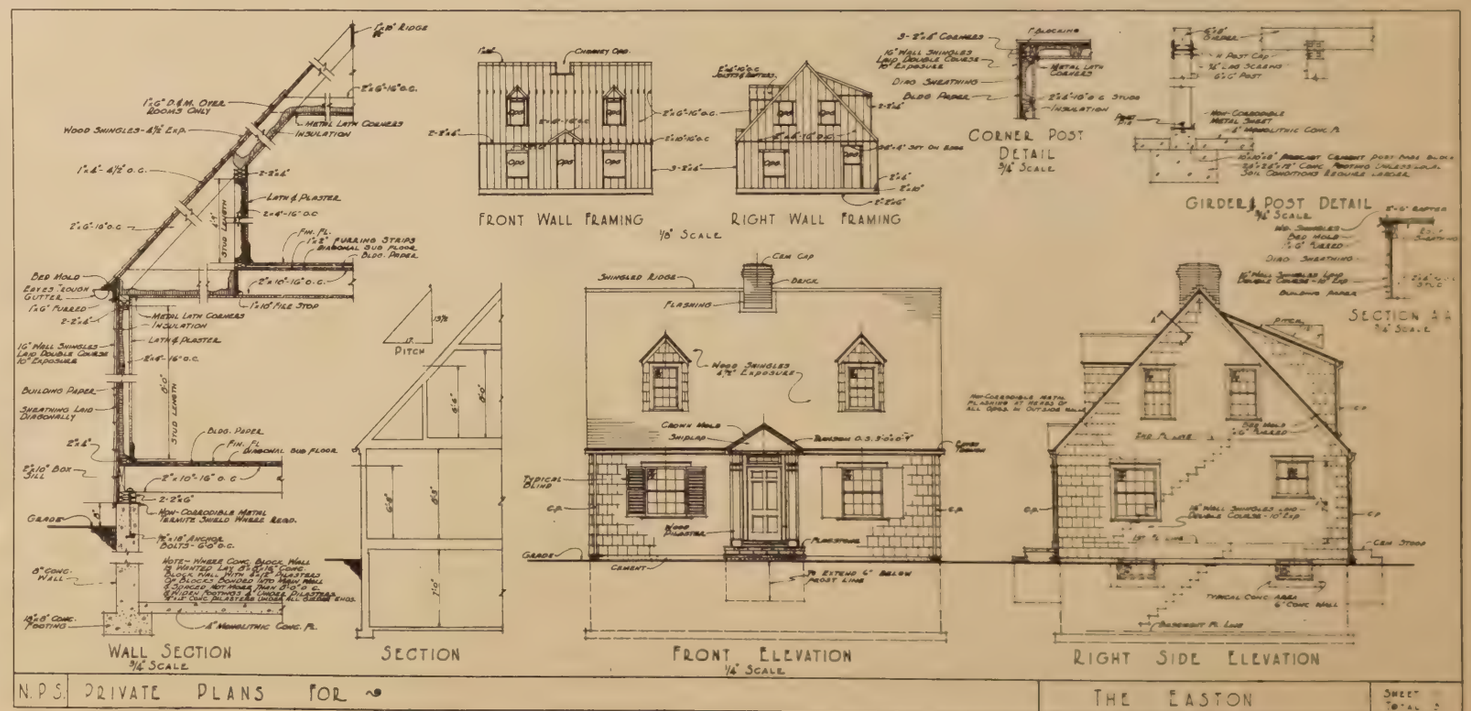
★ ★ ★ BLUE PRINT PLANS ★ ★ ★

Our Blue Print Plans include the following complete drawings for each design:— Basement or foundation plan, first floor plan, second floor plan, front elevation, right side elevation, left side elevation, rear elevation, sections and detailed drawings, complete. All plans are drawn to standard scales.

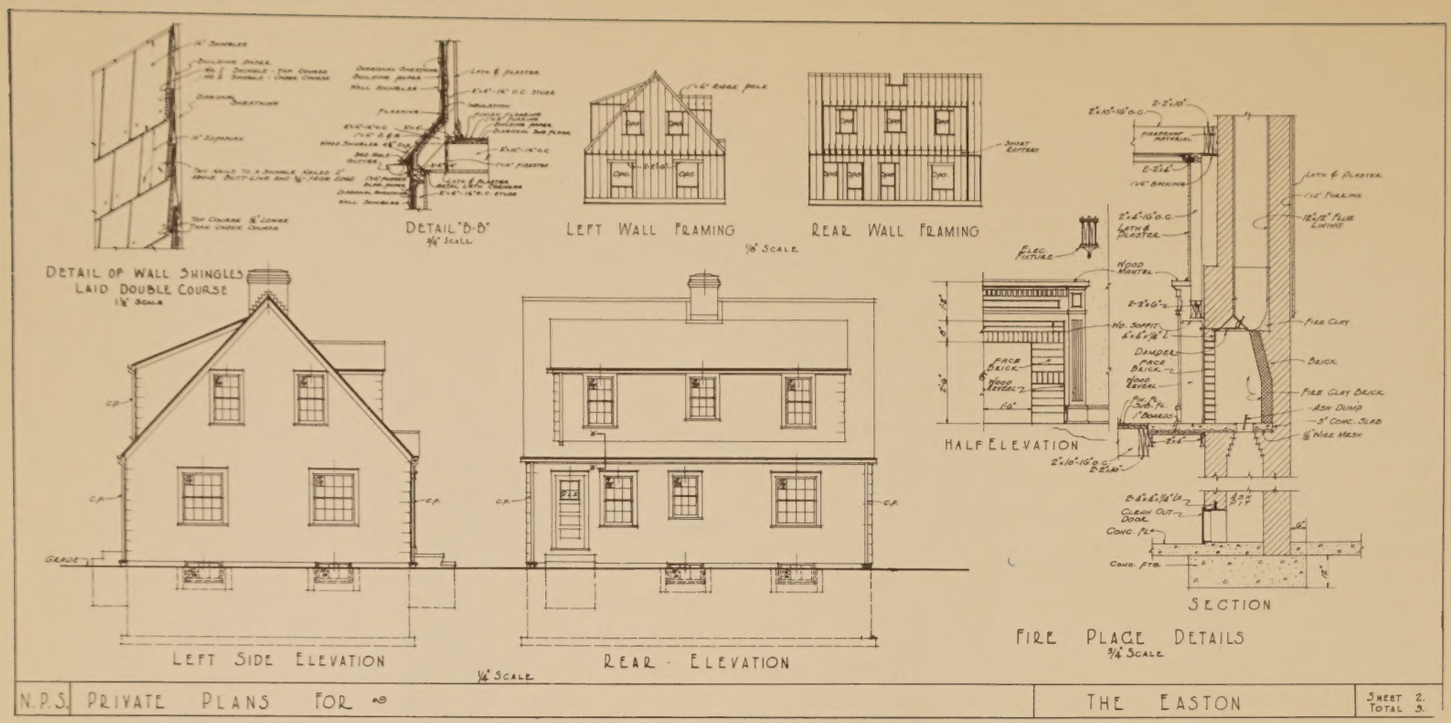


SPECIFICATIONS are statements of particulars which tell what you are going to receive in materials and workmanship for the construction of your home, which directly affects the stability, quality and cost.

These Specimen Plans Are Working Drawings For The Easton Design as Illustrated On Page 15 Of This Book



An Exact Copy Of Original Working Drawings — Sheet No. 1, Reduced to ¼ Of Actual Size



At left:- An Exact Copy of Original Working Drawings Sheet No. 2, Reduced to ¼ of Actual Size.

· REVERSED PLANS ·

Obviously, a plan designed for a lot facing East will not result in the best exposure when the lot fronts to the West. We will, therefore, furnish you with an additional set of reversed blue prints. If this change is required, ask us for full particulars.

SUPPLEMENTARY DETAILS

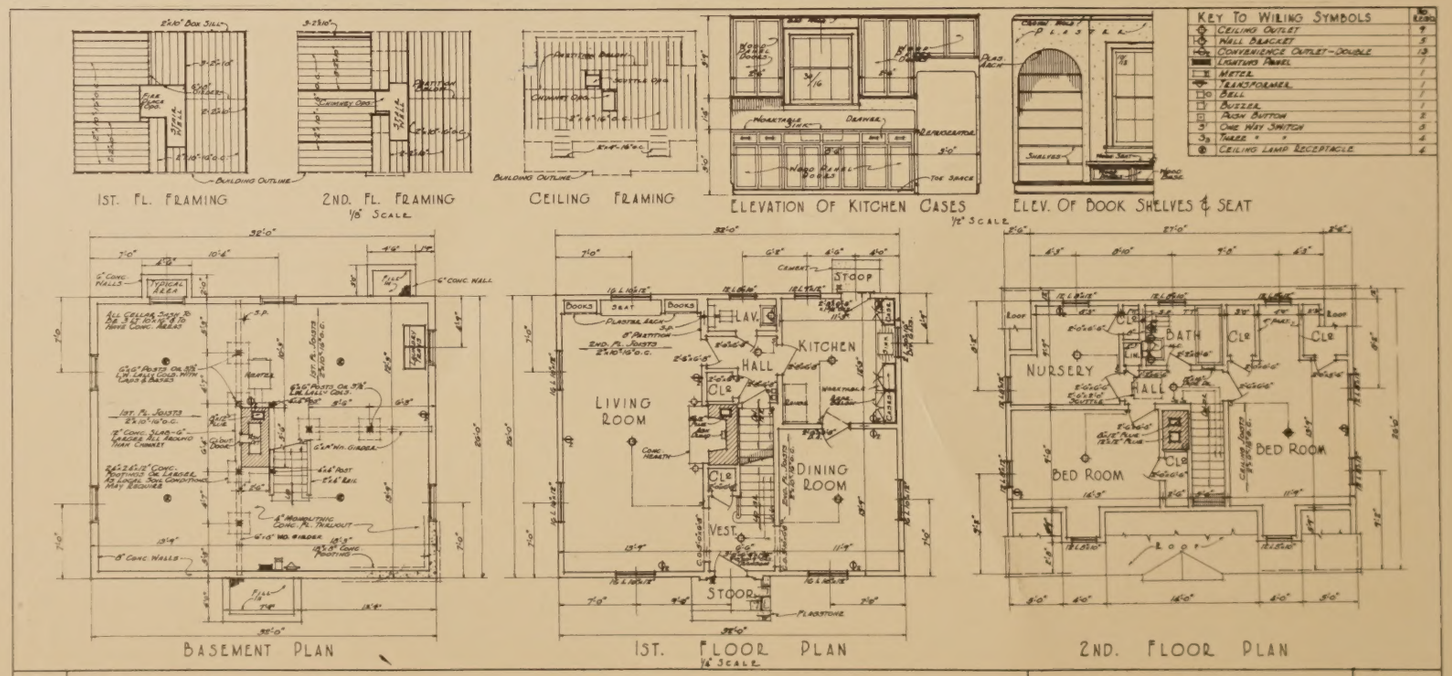
Further supplementary details for any of our plans will be furnished upon request.

· CHANGES IN PLANS ·

Any of these plans can be revised to suit your special requirements.

SPECIAL PLANS TO ORDER

We are prepared to furnish accurate working drawings made according to your own ideas and requirements.



An Exact Copy Of Original Working Drawings - Sheet No. 3, Reduced to ¼ of Actual Size.

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